BEG SW COR, RUN N 1700.17 FT TO R/W CR-245, RUN SE ALONG R/W 193 S LINE OF SEC, RUN W 909.81 FT T

BOATRIGHT ADAM/BOATRIGHT CHRISTINE
10086 SE CR-245
LAKE CITY, FL 32025-2762

2027

13-5S-17-09227-003

BUILDING CHARACTERISTICS

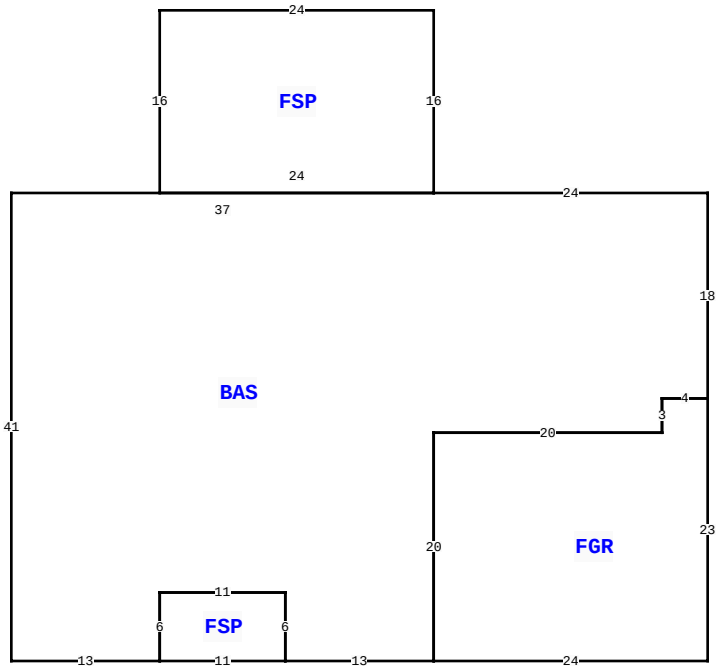
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	13517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,943	100		1,943	164,716
FGR	492	55		271	22,973
FSP	66	40		26	2,204
FSP	384	40		154	13,055
TOTALS	2,885			2,394	202,949

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,394	108.5430	119.40	285,844	1996	1996	0	0	0	29.00	71.00

1 SINGLE FAM 100% - 2016 Heated Area: 1943 HX Base Yr 2016



10086 SE COUNTY ROAD 245 , LAKE CITY

BLD DATE		LGL DATE	05/07/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0020	BARN,FR	0	100	40	40	1.00	UT	0.00	0.00	100	0	0	3	100	5,000	
2	0166	CONC,PAVMT	0	100	0	0	952.00	UT	1.50	1.50	100	1996	1996	3	100	1,428	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1996	1996	3	100	1,200	
4	0210	GARAGE U	0	100	22	24	528.00	UT	24.00	24.00	100	2014	2014	3	100	12,672	
5	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
6	0040	BARN,POLE	0	100	67	39	2,613.00	UT	2.50	2.50	60	2014	2014	3	60	3,920	
7	0040	BARN,POLE	0	100	29	33	957.00	UT	4.50	4.50	60	2014	2014	3	60	2,584	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		202,949
TOTAL MARKET OB/XF VALUE		30,804
TOTAL LAND VALUE - MARKET		111,945
TOTAL MARKET VALUE		345,698
SOH/AGL Deduction		115,017
ASSESSED VALUE		230,681
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		179,270
TOTAL JUST VALUE		345,698
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		349,387

XFOB:4:1: FIES MH

XFOB:1:1: FLEETWOOD MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28323	M H	375	01/19/2010
19183	M H	125	02/04/2002
14522	M H	125	09/16/1998
10313	SFR	350	10/12/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1301/0969	9/11/2015	WD	Q	I	01	215,000
GRANTOR: BARBARA A CLOUD (UNMA						
GRANTEE: ADAM & CHRISTINE BO						
0751/0267	9/24/1991	WD	Q	V	01	109
GRANTOR: JUDITH I HARGROVE						
GRANTEE: JOHN E & BARBARA A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 FSP= N16 W24 S16 E24$ W37 S41 E13 FSP= E11 N6 W11 S6$ N6 E11 S6 E13 FGR= E24 N23 W4 S3 W20 S20$ N20 E20N3 E4 N18$.

LAND DESCRIPTION

TOTAL OB/XF 30,804

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	8,500.00	8,500.00	8,500							
2	9900	C	AC NON-AG	100		A-1	0.00	0.00	10.17	AC		1.00	1.00	1.00	8,500.00	8,500.00	86,445							
3	0000	C	VAC RES	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	8,500.00	8,500.00	8,500							
4	0000	C	VAC RES	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	8,500.00	8,500.00	8,500							

REVIEW DATE 08/01/2017 BY DF Total Acres: 13.17 Total Land Value: 111,945 Market: 0 Agricultural: 0 Common: 111,945 PRINTED 11/16/2026 BY SYS